

**MINUTES OF THE REGULAR MEETING OF THE PLANNING BOARD OF  
THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM, VILLAGE  
HALL, ON WEDNESDAY, DECEMBER 6, 2000.**

**Members Present:** Peter Lilienfield, Chairman  
William Hoffman  
Jay Jenkins, Secretary  
Patrick Natarelli

**Also Present:** Lino J. Sciarretta, Village Counsel  
Joseph Elliot, Ad Hoc Planning Board Member  
Edward P. Marron, Jr., Building Inspector  
Florence Costello, Planning Board Clerk  
Robert Citarell, Environmental Conservation Board  
J&L Reporting Service, for Westwood Development Associates  
Applicants and other persons mentioned in these Minutes  
Members of the Public.

**IPB Matters**

**Considered:**

- 94-03 - Westwood Development Associates, Inc.**  
Sht.10,P25J2,25K2,Sht.10C,B1.226,Lots  
Sht.11,P-25,P25J
- 99-31 – Danfor Realty – Fatato Subdivision**  
Sht. 13B, P5, P5C
- 00-22 – Shishir Bhattacharya**  
Sht. 13, P-54
- 00-24 – Miji Inaba**  
Sht. 10F, Bl. 253, Lot 1
- 00-28 – Bridge Street Properties, LLC**  
Sht. 3, P-103
- 00-38 – George & Margaret Siber**  
Sht. 7A, Bl. 235, Lot 6
- 00-39 – Neal & Carol Barlia**  
Sht. 7A, Bl. 234, Lot 9,10,11
- 00-40 – Astor Street Properties – Informal Discussion**  
Sht. 7, Portion of P-25000
- 00-41 – Bill Boeckelman – Informal Discussion**  
Sht. 12A, P-1A3

The Chairman called the meeting to order at 8:00 p.m.

The Chairman reported the resignation of Allen Morris from the Board and thanked him for his years of dedicated service.

**Administrative:**

With reference to a Local Law adopted by the Village Board prohibiting the Board from considering any application concerning property on which taxes are delinquent, Mrs. Costello advised the Board that the Village Clerk-Treasurer had confirmed that all properties on the Agenda were current as to taxes and fees. Further, unless otherwise noted, the Applicants submitted evidence of Notice to Affected Property Owners.

Tim Miller Report: The Chairman acknowledged the Board's receipt of the Riverview Road demapping study by Tim Miller Associates, Inc., and the Board postponed any discussion of the study until the next meeting of the Board.

**IPB Matter #00-38:**

**Application of George & Margaret Siber for  
Site Development Plan Approval for property  
At 18 Barney Park.**

Christina Griffin appeared for the Applicant. The Application relates to a proposed one-story addition to a single family residence and a new wood deck. The addition consists of a 239 square foot sitting room and a new deck of 682 square feet. Plans entitled Renovations and Extension to Siber Residence dated November 22, 2000, four (4) sheets, prepared by Christina Griffin, Architect, were submitted.

In response to Mr. Mastromonaco's comments (memo dated December 6, 2000), the Board requested a topographic survey, an explanation of the disposition of an existing retaining wall and evidence of proposed erosion control measures during construction, particularly given the proximity to a flood plain.

This matter was carried over to the next Board meeting.

**IPB Matter #00-39:**

**Application of Neal & Carl Barlia for Site  
Development Plan Approval for property at  
49 Station Road.**

Padraic Steinschneider appeared for the Applicant. The Application relates to the proposed addition of 1,418 square feet of floor area to a single family residence for, *inter alia*, a family room. The footprint of the house will increase by 828 square feet. The Applicant presented evidence of a variance granted by the Zoning Board of Appeals, dated November 21, 2000, from front yard setback requirements. Applicant submitted plan entitled: Barlia Residence Site Plan and Location Map with erosion control details revised November 22, 2000, Sheet A-1.1. prepared by John Dedyo, P.E.

Mr. Mastromonaco noted the need for topographic plans, and the Building Inspector confirmed that the Applicant's coverage calculations are acceptable. The Environmental Conservation Board suggested appropriate erosion controls (including sediment barriers) and the Applicant agreed to comply and to provide such drainage controls as the Village may require.

The Chairman, with the Board's concurrence, stated that the application would be treated as a Request for Waiver of Site Development Plan Approval. There were no comments from the public. The Board then determined that the application is for a proposed action which is a Type II action under SEQRA.

After discussion and on motion duly made, seconded and unanimously approved, the Board adopted the following Resolution (SUBJECT TO SATISFACTION OF ALL REQUIRED EROSION AND DRAINAGE CONTROLS):

**WHEREAS**, the Planning Board has determined in accordance with Section 243-71 of the Village Code that the proposed construction meets conditions which permit Site Development Plan Approval to be waived in that (1) special conditions peculiar to the site exist which make submission of information normally required as part of an application for Site Development Plan Approval inappropriate or unnecessary, including the facts that the proposed construction does not violate existing zoning, will not affect any environmental features or resources requiring protection, and will not require major site disturbance or removal of any significant trees, (2) that in these circumstances, to require strict compliance with the requirements for Site Development Plan Approval may cause extraordinary or unnecessary hardship; and (3) that the waiver of requirements for Site Development Plan Approval will not have detrimental effects on the public health, safety or general welfare, or have the effect of nullifying the intent and purpose of Site Development Plan submission, the Official Map or Comprehensive Land Use Plan, or Zoning Ordinance of the Village of Irvington, or of any Local Law adopting or amending any of said Map, Plan or Ordinance, **NOW, THEREFORE**, the Planning Board hereby waives all requirements for Site Development Plan Approval.

**IPB Matter #00-22:**

**Application of Shishir Bhattacharya for Site Development Plan Approval for property at 64 Butterwood Lane East.**

Dr. Bhattacharya appeared for himself. The Application relates to a previously considered proposal for an addition to an existing single family residence of a total of 799 square feet to accommodate changes to a kitchen and related areas. The Applicant presented evidence of a variance granted by the Zoning Board of Appeals (dated October 26, 2000) from the coverage requirements of applicable ordinances. The ZBA noted that the Applicant presented evidence that a concrete courtyard was in place at the time of the subject subdivision. Mr. Mastromonaco had no engineering concerns and there were no

comments from the public. Plans submitted were: Additions to the Bhattacharya Residence revised October 16, 2000, 5 sheets, prepared by Robert Marsac, Architect.

The Chairman, with the Board's concurrence, stated that the application would be treated as a Request for Waiver of Site Development Plan Approval. There were no comments from the public. The Board then determined that the application is for a proposed action which is a Type II action under SEQRA.

After discussion, on motion duly made seconded and unanimously approved, the Board then adopted the following Resolution:

**WHEREAS**, the Planning Board has determined in accordance with Section 243-71 of the Village Code that the proposed construction meets conditions which permit Site Development Plan Approval to be waived in that (1) special conditions peculiar to the site exist which make submission of information normally required as part of an application for Site Development Plan Approval inappropriate or unnecessary, including the facts that the proposed construction does not violate existing zoning, will not affect any environmental features or resources requiring protection, and will not require major site disturbance or removal of any significant trees, (2) that in these circumstances, to require strict compliance with the requirements for Site Development Plan Approval may cause extraordinary or unnecessary hardship; and (3) that the waiver of requirements for Site Development Plan Approval will not have detrimental effects on the public health safety or general welfare, or have the effect of nullifying the intent and purpose of Site Development Plan submission, the Official Map or Comprehensive Land Use Plan, or Zoning Ordinance of the Village of Irvington, or of any Local Law adopting or amending any of said Map, Plan or Ordinance, **NOW, THEREFORE**, the Planning Board hereby waives all requirements for Site Development Plan Approval for this Application.

**IPB Matter #00-24:**

**Application of Miji Inaba for Amended Site Development Plan Approval for property at Fieldpoint Drive.**

Craig Studer appeared for the Applicant. The Application relates to a proposed modification of a previously approved plan to modify the approved grading plan and retaining wall.

Mr. Studer presented diagrams reflecting a change in the slope of the proposed grading and relocation of a retaining wall, purportedly because the previously approved location was necessitated solely by virtue of an existing tree that has died. The Board expressed serious concerns about the change in the proposed grading, particularly because the approved grading was an integral part of the overall plan, and suggested that any modification is inappropriate (notwithstanding the cost of the approved grading plan). The Board agreed to reconsider this matter if the Applicant submits additional information including photographs, site line analyses and planting plans.

**IPB Matter #94-03:**

**Application of Westwood Development Associates, Inc., for Limited Site Development Plan Approval for property at Broadway, Riverview Road and Mountain Road.**

Charles Pateman and Padraic Steinschneider appeared for the Applicant. The proceeding was a continuation of the public hearing on the Westwood Development project. A full stenographic record was made of the proceedings.

The Applicant presented a letter from the Department of Public Works confirming that the proposed location of the water pump station on a portion of Village property was acceptable.

The Applicant presented drawings of four proposed options to deal with the configuration of Lots 7, 8 and 9 and, in particular, the driveways for the properties. Based upon lot use and site lines, the Board suggested that the Applicant prepare full scale plans of Option #3 for the Board's consideration.

The Applicant also presented a Limits of Disturbance Plan for the Board's review. The Applicant also noted:

- The Board may consider recommending to the Board of Trustees an appropriate use of Marshall's Pond.
- The Board should consider whether or not the proposed detention area on Lot C should be on Village property.

In response to questions from the public, the Board noted that:

- Village Counsel is reviewing appropriate bonding and escrow requirements.
- Maintenance of the emergency access is still under review.
- The Applicant should present evidence of coordination of the construction plan with the school construction plan schedule.

The Chairman adjourned the public hearing to the next meeting of the Board on January 3, 2001 and tentatively scheduled a Special Meeting for January 17, 2001.

**IPB Matter #99-31:**

**Application of Danfor Realty for Determination of Site Capacity for proposed Subdivision of Property at Harriman Road.**

The Applicant did not appear. The matter was carried over to the Board's January 3, 2001 meeting.

**IPB Matter #00-40:**

**Informal Discussion of Astor Street Associates  
for property at MTA Sub-Station, Astor Street.**

John Saraceno presented to the Board, for informal discussion purposes, preliminary drawings of the proposed development of the MTA Power Station on Astor Street into 17 one-bedroom residential units. There would be no increase in the footprint or size of the building.

The Board discussed the following:

- The need for parking analyses
- The need for traffic studies
- The analysis of the sewer hook-up
- The need for re-zoning the area prior to any subdivision approval
- Availability of an existing survey.

The Board took no action on this matter.

**IPB Matter #00-28:**

**Application of Bridge Street Properties, LLC  
for Site Development Plan Approval for  
Property at One Bridge Street.**

John Kirkpatrick, Esq., Joseph Sencen and James DiRito appeared for the Applicant. The Application relates to the proposed development of a 3-story building for business and light industrial use located at West Main Street between the Metro North Railroad and the Hudson River. The Board had previously held informal discussions with the Applicant about the Application. The Applicant acknowledged that the Application will be treated as a Type I action.

James DiRito of Divney Tung Schwable, LLP presented a traffic study completed on the proposed development. The study is incorporated by reference herein. After discussion, the Board requested that the study be amended to reflect traffic patterns that would result if one assumed a 5% growth rate.

After further discussion, the Board noted the following:

- The Environmental Conservation Board may submit comments.
- Mr. Mastromonaco requests full-scale site plans.
- The County Health Department will need to review sewer plans.
- There will need to be agreement on the payment of fees of consultants the Board may engage.
- The impact of “segmentation” in the planning process.

The Board took no further action except to schedule a site walk for January 6, 2001 at 10:00 a.m.

**IPB Matter #00-41:**

**Application of Bill Bockelman for Informal  
Discussion for property at 300 Cyrus Field Road.**

The Application was not heard.

The Board then considered the following administrative matters:

- The next regular meeting of the Planning Board was scheduled for January 3, 2001.
- The Minutes of September 20, 2000, October 4, 2000 and November 1, 2000 were approved.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Jay Jenkins, Secretary